



## Edmonton Alberta

\$230,000

RARE Find in a Steel & Concrete Building! This 3rd-floor, 1-bedroom, 1-bath beauty blends quality construction with modern style--perfect for downsizers or first-time buyers. Soak up all-day sunshine with south exposure and airy 9' ceilings, or unwind on your PRIVATE balcony (yes, it has a gas line!). The stylish kitchen features quartz counters, upgraded cabinetry, and sleek finishes, while the bright living area boasts large windows and durable laminate flooring. Enjoy year-round comfort with heat pump heating and cooling. Your spacious bedroom includes a walk-through closet to the full bath for smart, easy living. Secure underground parking adds peace of mind. Don't forget about the TITLED STORAGE LOCKER that can keep all your larger items safe and secure. All this in an unbeatable location--steps to West Edmonton Mall, Costco, cafes, groceries, Whitemud, Henday, and more. Move-in ready and waiting for you! Exceptional value being offered, do not wait! (id:6769)

Living room 4.74 m X 4.08 m

Kitchen 2.76 m X 2.67 m

Primary Bedroom 3.42 m X 3.76 m

Listing Presented By:



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<http://www.seangerke.ca/>



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